

BY: David E. Scott  
DATE: 4/13/23



**S.A. ENGLAND SURVEYING**  
Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008



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Phone: 740-323-0644

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Ohio Phone: 1-800-551-5844

**Legal Description**  
**Tract 'A': 0.208 Acres**

Situated in the Village of Chauncey, Township of Dover, County of Athens, State of Ohio, and being a part of Section 20, Township 10N, Range 14W, part Lot 830 of the Chauncey Dover Exempted School District Subdivision, as recorded in Plat Envelope 373A, part of vacated alley, and part of Inlot 217 & part Inlot 287 of the Plat of Chauncey, and being more particularly described as follows;

Being a Survey of a parcels conveyed to Michael L. & Helen S. Camechis, as recorded in Deed Volume 370, Page 173, and O.R. Book 256, Page 1825, in the Athens County Deed Records, and further described as follows;

Commencing at a 5/8" o.d. iron pin found on the North Right of Way Line of Mound Street (66' Wide R/W) marking the Southeast corner of Lot 833, the same being the Southwest corner of Lot 832 and a parcel conveyed to Church of God of Chauncey, as recorded in Deed Volume 259, Page 152 and Deed Volume 141, Page 530;

Thence, N 13°02'53" W 118.39 feet with the East line of Lot 833, the same being the West line of Lot 832 and said parcel conveyed to Church of God at Chauncey, to an iron pin set on the East line of Lot 827, also being the West line of Lot 830, being the PRINCIPLE PLACE OF BEGINNING of the 0.208 Acre parcel herein to be described, and passing over a 5/8" o.d. iron pin found at 52.96 feet;

Thence, N 13°02'53" W 70.67 feet continuing with the East line of Lot 827, the same being the West line of Lot 830, to an iron pin set at the Southwest corner of a parcel conveyed to Carrie Russell, as recorded in O.R. Book 602, Page 926;

Thence, N 76°57'42" E 132.27 feet with the South line of said parcel conveyed to Russell across said alley and Inlot 217, to an iron pin set on the East line thereof, and being on the West Right of Way line of Converse Street (66' Wide R/W);

Thence, S 00°03'12" E 85.58 feet with the West Right of Way Line of Converse Street, the same being the East line of Inlot 217, Inlot 287, and part of Inlot 288, to a drilled hole set in concrete;

Thence leaving Converse Street with a line across Inlot 288, said vacated alley and Lot 830, with the following three (3) courses and distances:

- 1) S 89°56'48" W 60.61 feet to a drilled hole set in concrete;
- 2) S 79°54'57" W 21.00 feet to a drilled hole set in concrete;
- 3) S 73°31'58" W 33.05 feet to the PRINCIPLE PLACE OF BEGINNING.

Said parcel as surveyed contains 0.208 Acres, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

The acreage in the above described 0.208 Acre parcel is broken down as follows:

P.P.N. G02-00400033-00: 0.004 Acres  
P.P.N. G02-00400036-00: 0.064 Acres  
P.P.N. G02-00400038-00: 0.034 Acres  
P.P.N. G02-00400040-00: 0.037 Acres  
P.P.N. G02-00400042-00: 0.019 Acres  
P.P.N. G02-00400044-00: 0.050 Acres  
**TOTAL: 0.208 Acres**

Legal Description Pre-Approval  
APPROVED  
All transfers are subject to  
Athens County Conveyance Standards

APR 13 2023

Jill Thompson  
Athens County Auditor

The bearings of the above description are based on the West Right of Way Line of Converse Street (66' Wide R/W), as being S 00°03'12" E, and is an assumed Meridian used to denote angles only.

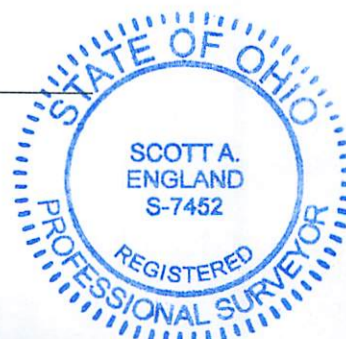
All iron pins set and previously set are 5/8" x 30" rebar with red caps labeled "S.A. ENGLAND #S-7452".

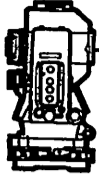
The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in March of 2023.

Dated 4/12/23

Scott A. England  
Scott A. England P.S.  
Ohio Registered Surveyor #7452

Job No. 4093-23AT-TractA





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**Legal Description**  
**Tract 'B': 0.161 Acres**

Situated in the Village of Chauncey, Township of Dover, County of Athens, State of Ohio, and being a part of Section 20, Township 10N, Range 14W, all of Lot 831 & part Lot 832 & Lot 830 of the Chauncey Dover Exempted School District Subdivision, as recorded in Plat Envelope 373A, part of vacated alley, and part of Inlot 289 and Inlot 288 of the Plat of Chauncey, and being more particularly described as follows;

Being a Survey of a parcels conveyed to Michael L. & Helen S. Camechis, as recorded in Deed Volume 370, Page 173 and O.R. Book 256, Page 1825, in the Athens County Deed Records, and further described as follows;

Commencing at a 5/8" o.d. iron pin found on the North Right of Way Line of Mound Street (66' Wide R/W) marking the Southeast corner of Lot 833, the same being the Southwest corner of Lot 832 and a parcel conveyed to Church of God of Chauncey, as recorded in Deed Volume 259, Page 152 and Deed Volume 141, Page 530;

Thence, N 13°02'53" W 52.96 feet with the East line of Lot 833, the same being the West line of Lot 832 and said parcel conveyed to Church of God at Chauncey, to a 5/8" o.d. iron pin found, and being the **PRINCIPLE PLACE OF BEGINNING** of the 0.161 Acre parcel herein to be described;

Thence, N 13°02'53" W 65.43 feet continuing with the East line of Lot 833 and extending along part of Lot 827, the same being the West line of Lot 832, and extending along the West line of Lot 831 and part of Lot 830, to an iron pin set;

Thence with a line across said parcel conveyed to Camechis, of which this description is a part, with the following three (3) courses and distances:

- 1) N 73°31'58" E 33.05 feet to a drilled hole set in concrete;
- 2) N 79°54'57" E 21.00 feet to a drilled hole set in concrete;
- 3) N 89°56'48" E 60.61 feet to a drilled hole set in concrete on the West Right of Way Line of Converse Street (66' Wide R/W), and being on the East line of said Inlot 288;

Thence, S 00°03'12" E 63.34 feet with the West Right of Way Line of Converse Street, the same being the East line of Inlot 288 and extending along part of the East line of Inlot 289, to an iron pin set marking the Northeast corner of said parcel conveyed to Church of God at Chauncey;

Thence leaving Converse Street with the North line of said parcel conveyed to Church of God at Chauncey, with the following two (2) courses and distances:

- 4) S 86°20'43" W 67.76 feet to an iron pin set;
- 5) S 73°18'50" W 31.99 feet to the **PRINCIPLE PLACE OF BEGINNING**.

Said parcel as surveyed contains 0.161 Acres, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

The acreage in the above described 0.161 Acre parcel is broken down as follows:

P.P.N. G02-00400031-00:	0.014 Acres
P.P.N. G02-00400032-00:	0.009 Acres
P.P.N. G02-00400033-00:	0.047 Acres
P.P.N. G02-00400034-00:	0.038 Acres
P.P.N. G02-00400035-00:	0.044 Acres
P.P.N. G02-00400036-00:	0.001 Acres
P.P.N. G02-00400038-00:	0.004 Acres
<u>P.P.N. G02-00400044-00:</u>	<u>0.004 Acres</u>
<b>TOTAL:</b>	<b>0.161 Acres</b>



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The bearings of the above description are based on the West Right of Way Line of Converse Street (66' Wide R/W), as being **S 00°03'12" E**, and is an assumed Meridian used to denote angles only.

All iron pins set and previously set are 5/8" x 30" rebar with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in March of 2023.

Dated 4/12/23

Job No. 4093-23AT-TractB



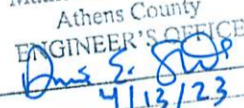
Scott A. England P.S.  
 Ohio Registered Surveyor #7452



Legal Description Pre-Approval  
**APPROVED**  
 All transfers are subject to  
 Athens County Conveyance Standards

**APR 13 2023**

Jill Thompson  
 Athens County Auditor

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY:   
 DATE: 4/13/23



# Plat of Survey

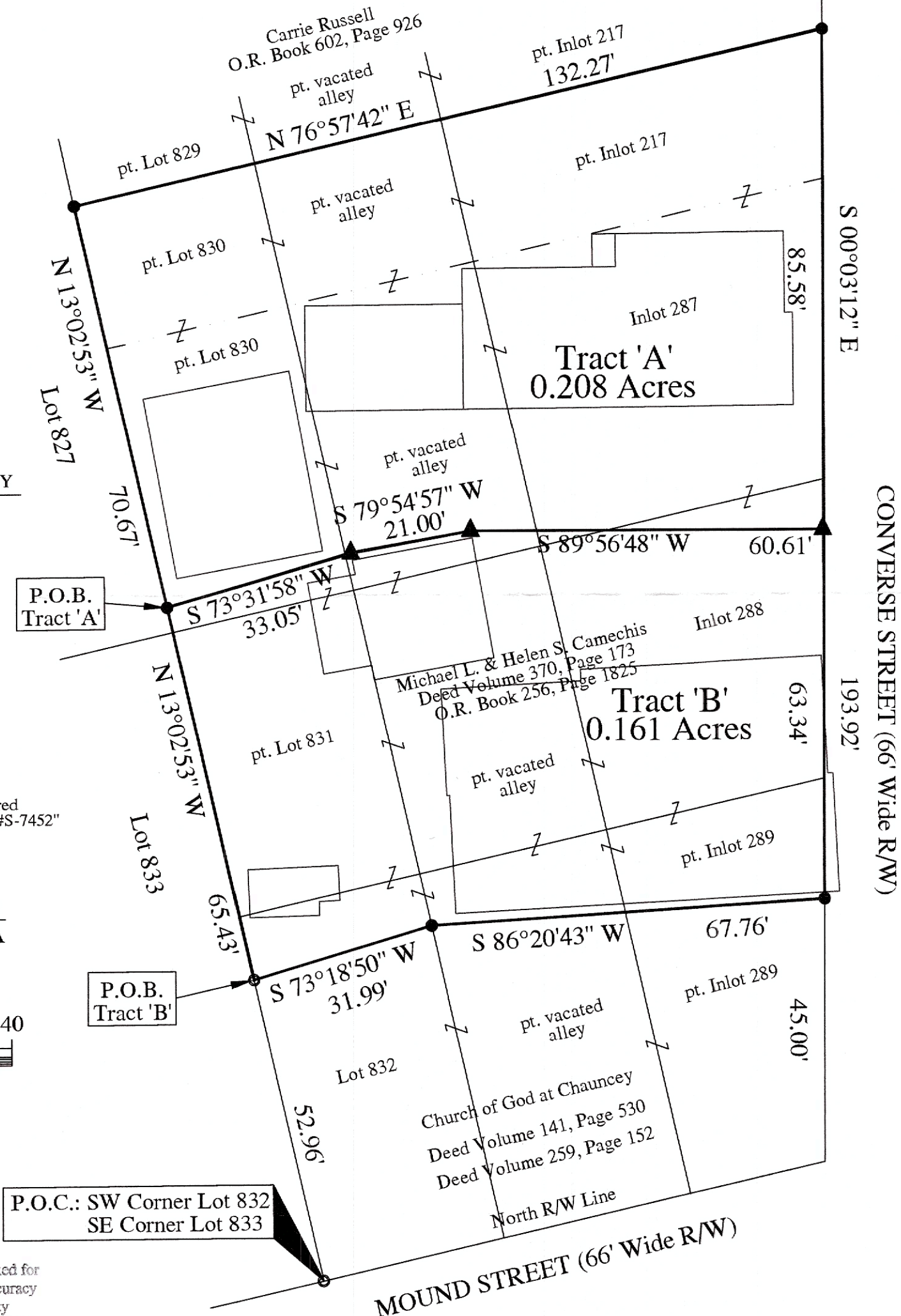
Village of Chauncey, Township of Dover, County of Athens, State of Ohio, part Section 20, Township 10N, Range 14W, pt. Inlot 217 & Inlot 289, all of Inlot 287, Inlot 288, Lot 830, & Lot 831 of Chauncey Dover Exempted School District Subdivision (Plat Envelope 373A) and Plat of Chauncey

**PROPERTY LOCATION:**

Being a Survey of parcels conveyed to Michael L. Helen S. Camechis, as recorded in Deed Volume 370, Page 173 & O.R. Book 256, Page 1825, in the Athens County Deed Records.

**BASIS OF BEARING**

The bearings of this plat are based on the East West Right of Way Line of Converse Street, as being S 00°03'12" E, and is an assumed Meridian used to denote angles only.



**P.P.N. INCLUDED IN SURVEY**

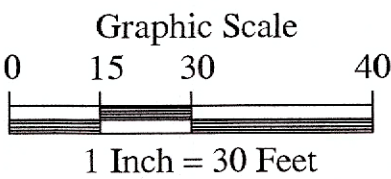
- G02-00400031-00
- G02-00400032-00
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- G02-00400036-00
- G02-00400038-00
- G02-00400040-00
- G02-00400042-00
- G02-00400044-00

**LEGEND**

- - 5/8" o.d. Iron Pin Found
- - 5/8" x 30" Iron Pin Set w/red cap labeled "S.A.England #S-7452"
- ▲ - Drilled Hole in Concrete

**Related Documents**

Plat Envelope 373A



P.O.C.: SW Corner Lot 832  
SE Corner Lot 833

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Scott A. England  
DATE: 4/13/23

I hereby certify that an actual survey of the premises was made, and that this plat is correct to the best of my knowledge.

Dated 4/13/23

Scott A. England  
Scott A. England, P.S.  
Ohio Registered Surveyor #7452

**PREPARED BY:**

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